

February 14, 2022

Mark Kujala, District 1 Commissioner and Board of County Commissioners Chair

John Toyooka, District 2 Commissioner

Pamela Wev, District 3 Commissioner

Courtney Bangs, District 4 Commissioner

Lianne Thompson, District 5 Commissioner and Board Vice Chair

Don Bohn, County Manager

Gail Henrikson, Director of Community Development

Dear Commissioners Kujala, Toyooka, Wev, Bangs, Thompson; County Manager Bohn; and Director Henrikson,

My wife and I are residents of Arcadia Beach in the Coastal Residential Zone of unincorporated Clatsop County. This letter is regarding the existing Ordinance for this zone that prohibits Short Term Rentals and the recent practices of Clatsop County in issuing STR Permits in violation of this Ordinance. I understand the attraction of collecting Transient Occupancy Taxes from STRs, which evidently led to this practice, but that is completely inappropriate for this zone.

The area where we live (between Picture Windows and Arcadia Beach State Recreation Site) has 11 houses on 12 tax lots. As far as I know, no STR Permits have been issued for any of these houses. All these houses have wells and individual septic systems with marginal capacities. The original design standards and building permit approvals for these houses assumed low-density residential use, not the larger usages common to frequent vacation rentals. I have no specific knowledge of the roughly 40 other tax lots on Arcadia Beach, from Picture Windows to Hug Point, but assume that they are the same.

We respectfully request that the County consider the following actions:

- Comply with the existing CR Zone Ordinance that prohibit STRs.
- For properties where STR Permits were incorrectly issued, do not allow transfers of these permits (e.g., on sale of a property).
- For other areas of the County, where STRs are allowed, incorporate "Best Practices", including limiting STR occupancy to the design limits of the water supplies and septic systems, limiting parking to being on-site (no on-street parking), and limiting frequency of rentals.
- In discussions about providing more affordable housing for local workers, acknowledge the impact of long-term rentals being converted into STRs.
- Solicit input from residents in areas that have been or could be impacted by STRs. Listen to, acknowledge, and respond to the concerns of these citizens.

Needless to say, none of these are simple issues. Above all, we ask that they be discussed in an open, inclusive manner, with consideration given to all constituencies and points of view.

Sincerely,

John Meek

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